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## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowleds ALVORD UNIFIED SCHOOL DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, hereby GRANTS to the COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, the following described real property in the County of Riverside, State of California:

A strip of land approximately 30 feet in width lying along the southwesterly boundary of the Alvord Unified School District property known as Wells Avenue Intermediate School, in the La Granada Tract as shown by map on file in Book 12, pages 42 to 51, inclusive, Records of Riverside County, extending from the south line of Wells Avenue approximately 1500 feet to the most southerly corner of said school property, described by metes and bounds as follows:

That portion of La Granada Tract, as shown by map on file in Book 12 of Maps, at pages 42 to 51, inclusive, thereof Records of Riverside County, California, described as follows:

Beginning at the most southerly corner of that certain parcel of land conveyed to Alvord Unified School District of Riverside County by deed filed for record November 14, 1960, as Instrument No.96862, Records of Riverside County, California;

Thence N.55°25'W., along the southwesterly line of said parcel conveyed by Instrument No. 96862, and the southwesterly line of that certain parcel of land conveyed to Alvord Unified School District of Riverside County by deed filed for record August 25, 1960, as Instrument No. 74905, Records of Riverside County, California, a distant of 576.26 feet;

Thence northwesterly continuing along the southwesterly line of said parcel conveyed by Instrument No. 74905 on a curve concave to the northeast, having a radius of 400.00 feet, through an angle of 33°05'30", an arc length of 231.02 feet;

Thence N.22°19'30"W., continuing along the southwesterly line of said parcel conveyed by Instrument No. 74905, a distance of 32.27 feet;

Thence northwesterly continuing along the southwesterly line of said parcel conveyed by Instrument No. 74905 on a curve concave to the southwest, having a radius of 700.00 feet, through an angle of 11°39' 55", an arc length of 142.52 feet to the most westerly corner thereof;

Thence continuing northwesterly along the southwesterly line of that certain parcel of land conveyed to Alvord Unified School District of Riverside County by deed filed for record January 6, 1961, as Instrument No. 1165, Records of Riverside County, California, on a curve concave to the southwest, having a radius of 700.00 feet, through an angle of 18°53'15", an arc length of 230.75 feet to a point of compound curvature;

Thence continuing northwesterly along the southwesterly line of that certain parcel of land conveyed to Alvord Unified School District of Riverside County by deed filed for record October 27, 1961, as Instructed No. 92423, Records of Riverside County, California, on a curve concave to the southwest, having a radius of 500.00 feet, through an angle of 30°12'53", an arc length of 263.67 feet (the initial radial line bours N.37°07'20"E.) to the southwesterly right of way line of Units Product as conveyed to the County of Riverside by deed on file to Lock 1994 of Official Records at page 116 thereof, Records of Riverside County, California;

A. C. KEITH
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Thence northeasterly along the southeasterly right of way line of said Wells Avenue on a curve concave to the southeast, having a radius of 660.00 feet, through an angle of 9°54'31", an arc length of 114.14 feet (the initial radial line bears N.51°12'11"W.);

Thence southeasterly on a curve concave to the northeast, having a radius of 20.00 feet, through an angle of 103°59'12", an arc length of 36.30 feet (the initial radial line bears N.41°17'40"W.);

Thence S.55°16'52"R., a distance of 195.98 feet;

Thence continuing southeasterly on a curve concave to the southwest, having a radius of 530.00 feet, through an angle of  $2^{\circ}24^{\circ}12^{\circ}$ , an arc length of  $2^{\circ}.23$  feet to a point of compound curvature;

Thence continuing southeasterly on a curve concave to the southwest, having a radius of 730.00 feet, through an angle of 30°33'10", an arc length of 389.27 feet (the initial radial line bears N.37°07'20"E.);

Thence S.22\*19'30"E., a distance of 32.27 feet;

Thence continuing southeasterly on a curve concave to the northeast, having a radius of 370.00 feet, through an angle of 33°05'30", an arc length of 213.70 feet;

Thence S.55°25'E., a distance of 569.47 feet to the southeasterly line of said parcel conveyed by Instrument No. 96862;

Thence S.21°50'35'W., along the southeasterly line of said parcel conveyed by Instrument No. 96862, a distance of 30.76 feet to the point of beginning.

Dated: December 8th, 1961.

President, Board of Trustees
Alvord Unified School District
of Riverside County, California

STATE OF CALIFORNIA )

one of county of riverside )

On December 8th, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Lightfeldt,

President of the Board of Trustees, Alvord Unified School District of Riverside County, California, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of

witness my band and official seal

(Seal) Ellew C. Walkers S. Notary Public in and for said

County and State
ELLEN C. WALKER
My Commission from Tuly 24, 1965

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A. C. KEITH
COUNTY SUPERIOR S
4040 COMMISSIONER
BYTERSING COUNTY
CALIFORNIA

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